

**FEB
2005**

North Long Beach Community Planning Bulletin

www.longbeach.gov/plan/pb/cpd



By: Scott Mangum (562) 570-6435
Scott_Mangum@longbeach.gov

DEPARTMENT OF PLANNING & BUILDING
Community & Environmental Planning Division
333 West Ocean Blvd. Long Beach, California 90802

NEW APPLICATIONS FILED

1. Modification to Site Plan Review and Time Extension for new Park at 2910 E. 55th Way (Case 3007-02) LF (see Attachment 1)

The site plan for a new 5.8-acre park at 2910 E. 55th Way was originally approved by the Planning Commission February 5, 2004. The modification requests to replace portions of the previously approved keystone retaining wall and CMU block wall with a metal fencing system. The applicant stated that cost, durability, geotechnical load bearing issues, and visual context within the site are factors that resulted in the request for modification.

The approved plan incorporates the following fence/wall configuration: Northern Site Boundary- keystone retaining wall with combination of CMU block retaining/freestanding wall and metal fence; Eastern- three CMU block retaining/freestanding walls; Southern- CMU block retaining wall with either CMU block freestanding wall or metal fence on top of it; Western- CMU block retaining wall with either a CMU block freestanding wall or metal fence on top. The modification requested is shown in Attachment 1.

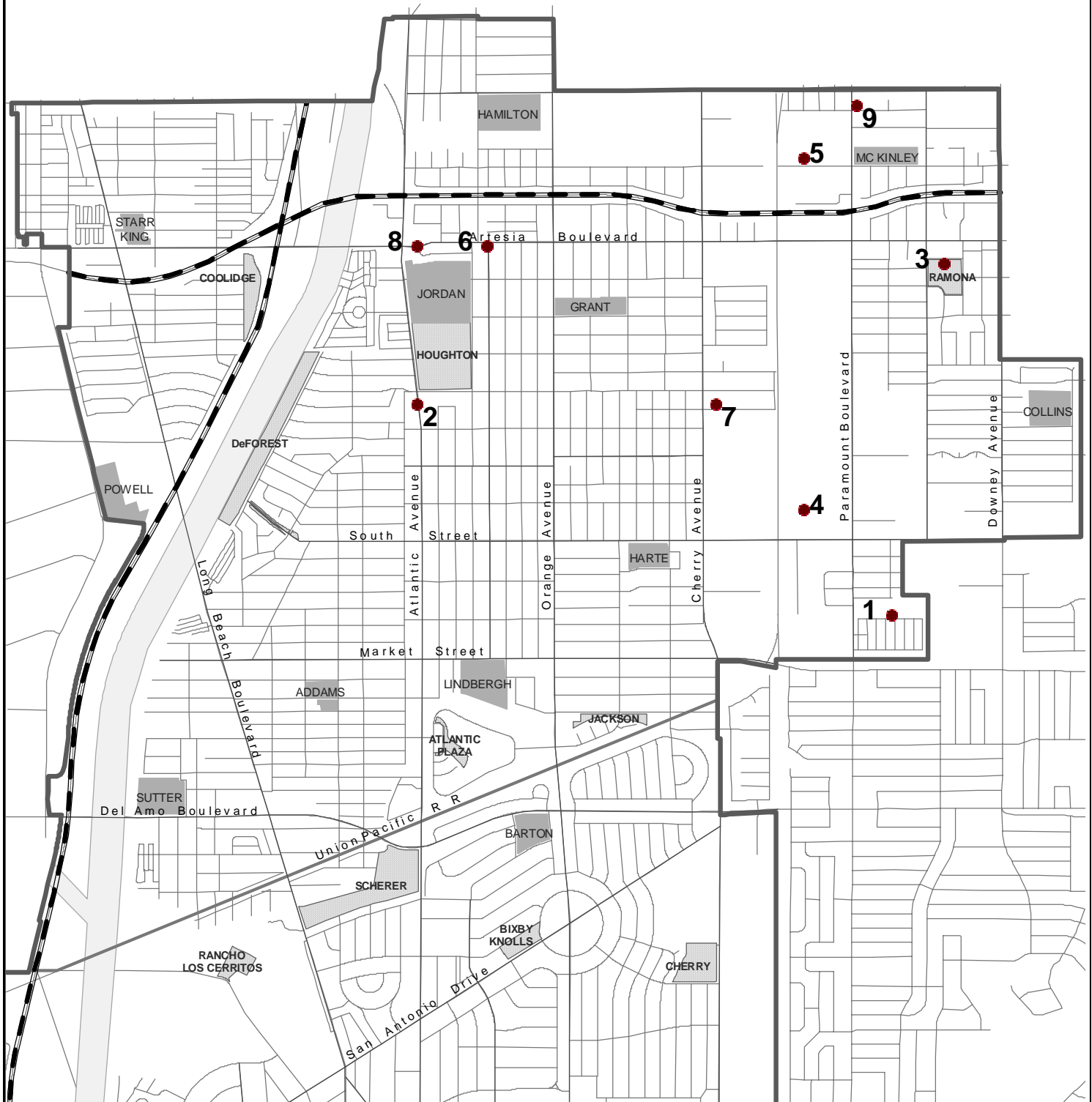
The Planning Commission **Public Hearing** is scheduled for **February 17, 2005**, at 1:30 P.M. in the City Council Chambers of City Hall. Written comments may be addressed to the Commission, in-care-of Carolyn Bihn, Zoning Administrator, Department of Planning and Building, 333 W. Ocean Boulevard 7th Floor, Long Beach CA 90802.

PENDING CASES PREVIOUSLY REPORTED ON

2. Conditional Use Permit and Standards Variance for a Church at 6160 Atlantic Ave. (Case 0412-27) JR (see Attachment 10)

The existing structure was originally built in 1955 and used for commercial retail, is located at 6160 Atlantic Avenue. The wedge shaped lot measures 50' wide along Atlantic, 62' wide along the alley and 105' deep. Churches are permitted in the CNA (Commercial Neighborhood Automobile-Oriented) zone with a Conditional Use Permit. The Miracle of Faith Church that currently conducts services at this location was cited by the City's zoning enforcement division for operating without a CUP. The applicant proposes off-site parking at the Sav-On Drug store located at 6000 Atlantic Avenue. This arrangement would require a Standards Variance because off-site location is located greater than 600' from the Church entrance. An additional variance would be required if this off-site parking arrangement was not deed restricted. The applicant shall request a special building inspection to identify possible building code issues. The application is currently **incomplete**. The Planning

North Long Beach - Site Location Map



 Schools
 Parks



1000 0 1000 2000 Feet

1. 2910 E. 55th Way – Mod to SPR, Time Extension 55th Way Park (2/17 PC)
2. 6160 Atlantic Ave. - CUP & SV for Church (PC)
3. 3301 E. 65th St. – CUP for Monopole in Park (3/3 PC)
4. 2451 South St. – SSPR, Lot Line Adjustment for 40,575 SF warehouse
5. 2501 E. 68th St. - MND for revision of Solid Waste Facility Permit
6. 1000 E. Artesia - CUP & SV for Church (PC)
7. 6152 Cherry Ave. - SSPR for Cellular Antenna Addition
8. 6580 Atlantic Ave. – SV for driveway location (1/10 ZA)

Commission Public Hearing date will be determined once the special inspection is completed.

3. Conditional Use Permit for Monopole at 3301 E. 65th St. (Case 0412-13) LH (see Attachment 6)

The applicant proposes removing an existing 60' high light standard used to illuminate the baseball field at Ramona Park and replacing it with a 70' high light standard/monopole with a 2' diameter. A 15' by 15' equipment area, enclosed by an 8' high block wall, is proposed adjacent to an existing storage building. The block wall would use paint and stucco to match the existing storage building. A Conditional Use Permit is required for cellular monopoles in Park zones. The Parks and Recreation Commission is scheduled to consider the request at their February 17, 2005 meeting.

The Planning Commission **Public Hearing** is scheduled for **March 3, 2005**, at 1:30 P.M. in the City Council Chambers of City Hall. Written comments may be addressed to the Commission, in-care-of Carolyn Bihn, Zoning Administrator, Department of Planning and Building, 333 W. Ocean Boulevard 7th Floor, Long Beach CA 90802.

4. Staff Site Plan Review and Lot Line Adjustment for new one-story 40,575 SF warehouse building at 2451 South St. (Case 0409-07) DB (see Attachment 5)

A new 40,575 SF metal warehouse building is proposed at 2451 South Street. The landlocked lot does not front on either South Street or Paramount Boulevard, however it is accessed via an easement from Paramount Boulevard. 41 on-site parking spaces are proposed. The project also entails the removal of an existing concrete slab, canopy, fence, tanks, and building. The property is zoned IG (General Industrial). Staff Site Plan Review is required for industrial projects with 5,000 square feet or more of floor area of new construction. The plan submitted does not show all required parking on the same lot as the building. Staff is also concerned with the ability to make on-site truck movements. The Lot Line Adjustment will be heard at a future Zoning Administrator hearing once the parking and truck movement issues are resolved.

5. Mitigated Negative Declaration (Environmental Review) for revision of Solid Waste Facility Permit at Bel-Art Waste Transfer Station, 2501 E. 68th St.

Bel-Art Waste Transfer Station, located at 2501 E. 68th Street, has applied to the County of Los Angeles Department of Health Services for a revision of their Solid Waste Facility Permit to allow an increase in the amount of material delivered to the facility from the current legal maximum of 1,500 tons per day to 4,000 tons per day. Bel-Art receives and temporarily stores non-hazardous municipal solid waste, greenwaste, and recyclable materials, and subsequently consolidates and transfers this material to disposal sites and recycling facilities. Waste is delivered primarily by commercial waste collectors, but Bel-Art also accepts waste from the general public.

As background, the City of Long Beach Planning Commission approved the construction and expansion of an existing recycling center (originally established in the 1970s) and the construction of a new administration building with an appurtenant

truck terminal facility in August of 1998. Negative Declaration 26-98 was also certified at this time.

The County of Los Angeles DHS, Solid Waste Management Program, received written comments related to the Mitigated Negative Declaration through October 25, 2004. The LA County Board of Supervisors is expected to consider certification of the Mitigated Negative Declaration at a date uncertain.

The City of Long Beach Environmental Officer responded to the Mitigated Negative Declaration with a letter commenting on the Noise, Traffic, and Air Quality sections of the document. At its October 19th meeting, the Long Beach City Council voted unanimously to adopt a resolution in opposition to the proposed solid waste facility permit revision for the Bel-Art Waste Transfer Station.

The Los Angeles County Department of Health Services, Solid Waste Management Program heard testimony at a Public Hearing on October 29, 2004, at 7:00 P.M. in the McKinley Elementary School Auditorium. Approximately 150 residents attended.

If the Solid Waste Facility Permit revision were to be approved by the LA County Solid Waste Management Program, there would be a second hearing held by the California Integrated Waste Management Board prior to final consideration of the permit revision.

As of January 26, 2005 both the Solid Waste Facility Permit Revision and the certification of the Mitigated Negative Declaration are still **pending**.

6. Conditional Use Permit and Standards Variance for a Church at 1000 E. Artesia Blvd. (Case 0407-05) DB (see Attachment 2)

The existing structure, originally used for commercial retail, is located at the Southeast corner of California Avenue and Artesia Boulevard. Churches are permitted in the CCA (Commercial Community Automobile-Oriented) zone with a Conditional Use Permit. The church that currently conducts services at this location was cited by the City's zoning enforcement division for operating without a CUP. A standards variance for number of parking spaces is requested. Twelve onsite parking spaces are present where approximately 35 are required by code depending on the floor plan. A special inspection by a building inspector has been requested to identify possible building code issues. The application is currently **incomplete**. The Planning Commission Public Hearing date will be determined once the special inspection is completed.

7. Staff Site Plan Review for Cellular Antenna Addition to existing single story building at 6152 Cherry Ave. (Case 0408-20) LH (see Attachment 9)

The applicant proposes the addition of cellular antennas to the roof of an existing one-story commercial building with screening to match the building. Staff has requested that the applicant redesign the proposal so that the roof-mounted antennas are located towards the center of the roof, therefore less visible from the street. The site is located in the CCA (Commercial Community Automobile-Oriented) zone. Attached/roof mounted cellular and personal communication services are permitted by right in all commercial zones, but are subject to special development standards and must be reviewed through Staff Site Plan Review.

ACTIONS ON COMPLETED CASES

8. Standards Variance request for driveway location within 90 feet of an intersection at 6580 Atlantic Ave. (Case 0412-10) JR (see Attachment 8)

The standards variance request would locate the driveway on Artesia Boulevard approximately 35 feet from the intersection, where code does not allow a driveway within 90 feet of an intersection. The City's traffic engineer does not have any issues with granting the variance request. As background, the site plan review for the 8,525 SF Commercial Shopping Center with 7 tenant spaces was approved with conditions in September of 2003.

The Zoning Administrator **approved** the Standards Variance request at the January 10, 2005 hearing.

9. Sign Standards Waiver for new Monument sign in Median at 6870 1/2 Paramount Blvd. (Case 0412-18) JR (see Attachment 4)

The City of Long Beach Redevelopment Agency requests a sign standards waiver to install a new City Gateway monument sign in the Paramount Boulevard median South of 70th Street. The proposed signage seeks waivers from several Community Identification Sign standards: length (10', instead of not longer than 9'), thickness (1' 7", instead of not thicker than 1'), light source (internal, instead of only exterior light source), and materials (acrylic letters proposed, where only wood stone, concrete, or metal materials are allowed by code). The Sign Standards Waiver was **approved** through Staff Site Plan Review.

A sign standards waiver for a larger City Gateway sign, with a similar design (located in the I-710 median, south of 6th Street) was approved in September 2003. The Redevelopment Agency plans to install future gateway signage at other North Long Beach entrances to the City.

ANNOUNCEMENTS

10. NLB Community Planning Bulletin Weblink and Email List

In an effort to make this document more timely and accessible, the North Long Beach Community Planning Bulletin is available on the internet at: <http://www.longbeach.gov/plan/pb/cpd>. An email list that is used for notification when the new monthly bulletin is available online, or when a revision has been posted for viewing has also been created. If you would like to be added to the email list, please contact me with your email address.

11. Long Beach General Plan Update: Land Use and Mobility Plans. Next Meeting tentatively scheduled for March 2, 6:30pm at Houghton Park

The Advance Planning Division is currently working with a team of land use and transportation professionals and members of the Long Beach community to update the City's land use and transportation/mobility plans. Prior to the first meetings in January 2004, each Advisory Committee was provided with information on the City's current land use and transportation plans applicable to each cluster area. At the

meetings comments were solicited on what the participants perceived to be the critical land use and mobility issues facing their clusters. This information was compiled into a report titled "Framework for Land Use and Mobility Elements Update – Community Cluster Input Summary."

A second round of meetings was held in March where the highlights of the socioeconomic profile and analysis of current conditions and trends were shared in the City's "Technical Background Report". At the May Community Cluster meeting, participants discussed the implications of these findings and examined the toolbox of planning policies and solutions that can be used to address the challenges facing the community. The June Cluster meeting allowed participants to map out their suggested land use alternatives for North Long Beach. The January 2005 meeting involved cluster members defining their preferred land uses for many of the corridors in North Long Beach.

Maps, demographic information, reports, documents, committee cluster input, and other information is now available online at the General Plan Update website:

http://www.longbeach.gov/apps/advance_plan/index.html

IMPORTANT PHONE NUMBERS

Council Member (8 th District), Rae Gabelich	(562) 570-6685
Council Member (9 th District), Val Lerch	(562) 570-6137
Police, toll free, anonymous, Gang Tip	1- (866) 426-4847
Police non-emergency calls	(562) 435-6711
Police narcotics tip	(562) 570-7125
Community Policing, Adriana	(562) 570-9816
Community Policing, Marlene	(562) 570-9825
Animal Control Center	(562) 570-7387
Rats, Roaches, Vermin & Other – Environmental Health	(562) 570-4132
Pot Hole Patrol, reporting street pot holes	(562) 570-3259
Maintenance for City Traffic Signs	(562) 570-5264
Abandoned shopping carts removal	1-(800) 252-4613
Things on power lines, SCE Hazardous Conditions	1-(800) 611-1911 press 2, then 4
Property Maintenance & Building Code Enforcement	(562) 570-6421
Zoning Code Enforcement	(562) 570-7497
Zoning Information	(562) 570-6194
Building Permit information	(562) 570-6651
Noise Complaint, Environmental Health	(562) 570-5650
Unlicensed food vendors Business License	(562) 570-6211 ext. 7
Unlicensed food vendors Health & Human Services	(562) 570-4219
Damaged Sewer lines from street trees	(562) 570-3259
Graffiti hotline, on private property	(562) 570-2773
Graffiti in City Parks, Park Maintenance, Emy Arteaga	(562) 570-1533
Graffiti on County flood control channel, Matt Knabe	(562) 256-1921
Graffiti on Union Pacific Railroad property	(714) 379-3376
Graffiti on Caltrans property	(213) 897-3656
Special Refuse Pick-ups (Free twice a year for large items)	(562) 570-2876
Public Service	(562) 570-2700 listen to menu
Neighborhood Resource Center, Margaret Madden	(562) 570-1010
Storm Drain Hotline, report items dumped in storm drain	(562) 570-3867

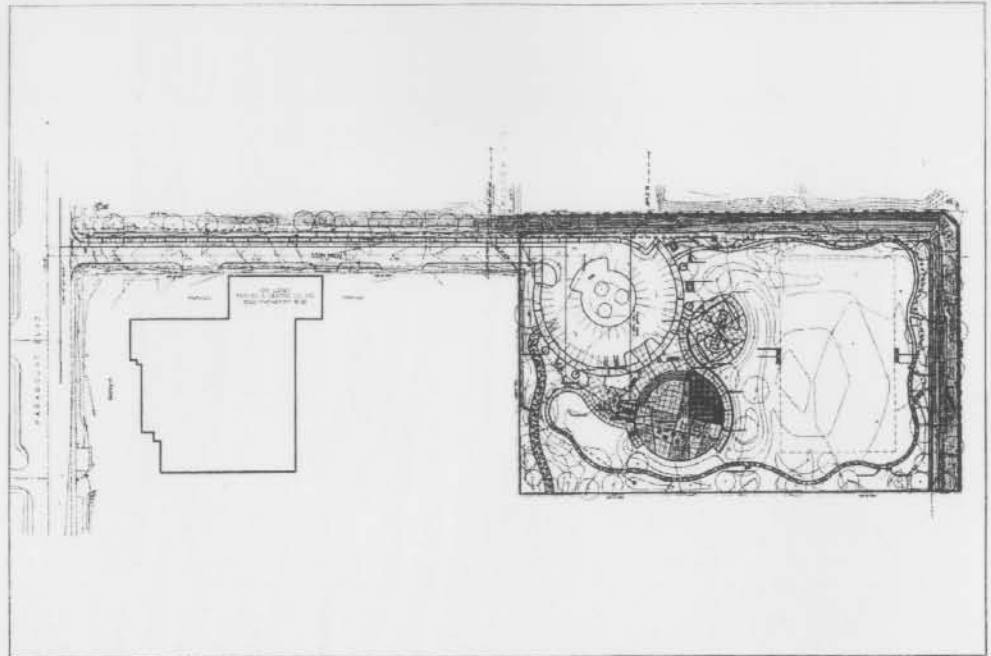
ATTACHMENT 1

55th WAY NEIGHBORHOOD PARK

2910 East 55th Way
Long Beach, California

PROPERTY BOUNDARY FENCING AND GATES DESIGN DEVELOPMENT PACKAGE

Issued for Review
January, 11 2005



SITE PLAN

N.T.S.

OWNER/DEVELOPER

CITY OF LONG BEACH

DEPT. OF COMMUNITY DEVELOP.
333 WEST OCEAN BLVD.
LONG BEACH, CA 90802
Tel: 562.570.6479
Fax: 562.570.6215

SITE PLANNING AND LANDSCAPE ARCHITECT

EDWARD D. STONE JR.
AND ASSOCIATES

1520 A CLOVERFIELD BLVD.
SANTA MONICA, CA 90404
Tel: 310.315.1066
Fax: 310.315.0916

ARCHITECT

RANDALL STOUT ARCHITECTS INC.

12964 WASHINGTON BLVD.
LOS ANGELES, CA 90066
Tel: 310.827.6676
Fax: 310.827.6879

CIVIL ENGINEER

EARTH TECH INC.

300 OCEANGATE, SUITE 700
LONG BEACH, CA 90802
Tel: 562.951.2275
Fax: 562.951.2086

STRUCTURAL ENGINEER

JOHN A. MARTIN & ASSOC.

1212 S. FLOWER STREET
LOS ANGELES, CA 90015
PHONE: 213.483.6400
FAX: 213.483.3064

BUILDING ENGINEER

GOTAMA BUILDING
ENGINEERS, INC.

13160 MINDANAO WAY
MARINA DEL REY, CA 90292
PHONE: 310.827.3332
FAX: 310.822.5511

IRRIGATION SYSTEM

RUSSELL-RETAN GROUP

1339 TIERRA DRIVE
THOUSAND OAKS, CA 91362
Tel: 805.496.5758
Fax: 805.379.1947

LIST OF DRAWINGS

Wall Details and Drawings

0.00	COVER SHEET
1.00	SITE PLAN
2.00	NORTH BOUNDARY WALL
3.00	EAST BOUNDARY WALL
4.00	SOUTH BOUNDARY WALL
5.00	WEST BOUNDARY WALL

General Notes:

These drawings are submitted to the City of Long Beach for review and approval prior to any release for bidding and/or construction. Contractors shall receive all bid information, instructions, bid forms, general forms and conditions, and all other required clarification from the Owner's Representative administering this project. Unless otherwise indicated, the Contractor will also be required to coordinate and correspond with the Landscape Architect at EDSA.

PLEASE NOTE:

Mitigation Measure 28: An eight foot tall sound absorbing wall (STC 27) shall be installed along the park active areas on the southern and eastern property lines providing visual surveillance is protected.

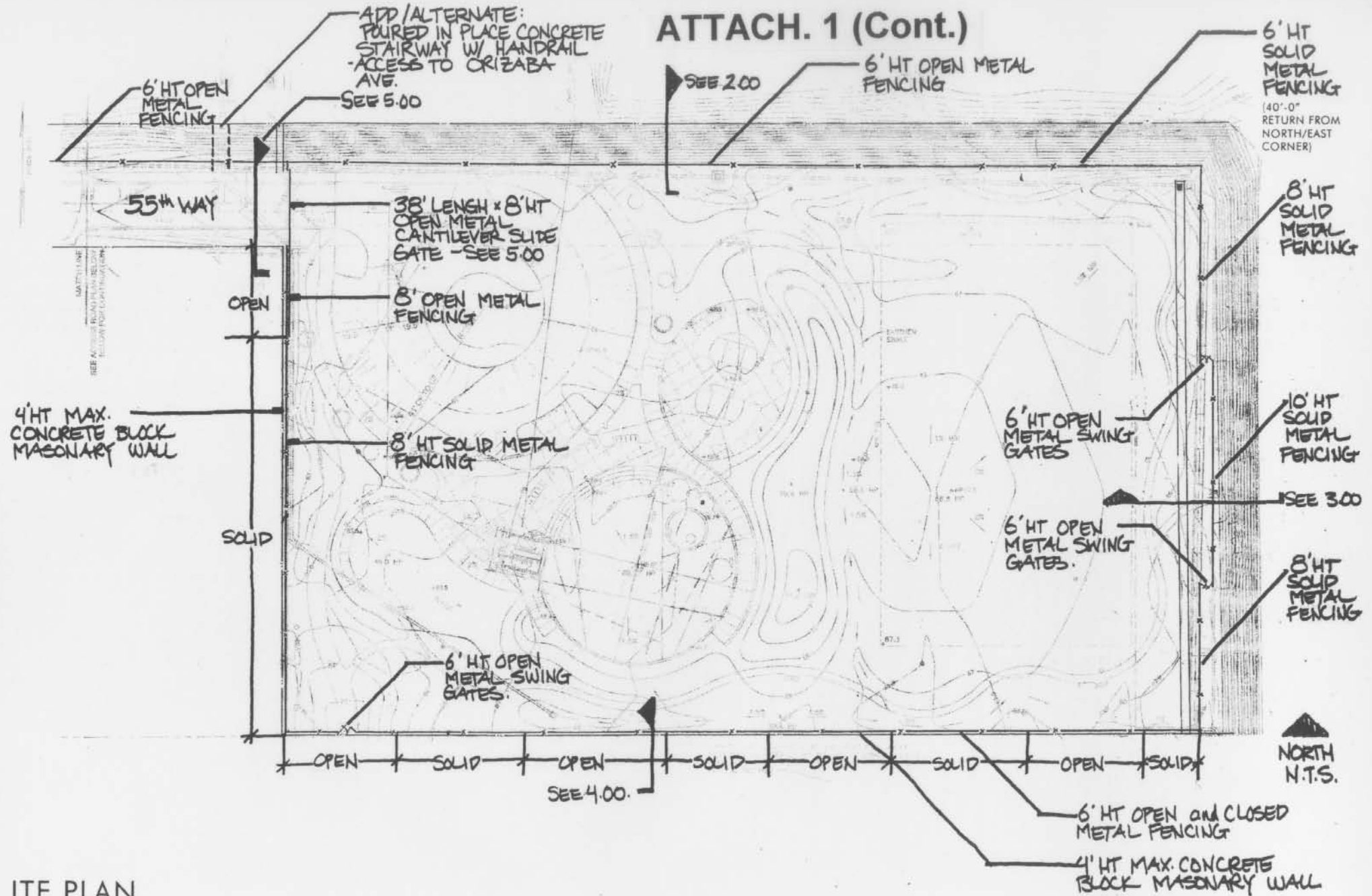
This package represents the revised conditions of 55th Way park as adhered to by decisions made with the city project manager. The originally specified CMU walls have

been replaced by the fences specified in this document. The southern and eastern portion of the site have been replaced by a 5'-6" max. CMU retaining wall with a 6' fence that sits just inside the wall. (see sheet 1.00). The eastern portion of the site consists of a 8'-10' ht. solid metal fencing system.

In this regard the Sound absorbing qualities of the boundary walls no longer adhere to the standard of the previously specified CMU system. The change in material is the direct cause of this and while the metal fencing system will work to deflect sound it will not have the absorption qualities of CMU.

EDSA had addressed this issue by providing a planted barrier in these areas of the site that will discourage direct play and also help absorb sound. Cost, durability, and visual context within the site were factors in making the decision to go with a metal fencing system. Geo-technical factors also determined a change in the bearing load of the wall.

ATTACH. 1 (Cont.)

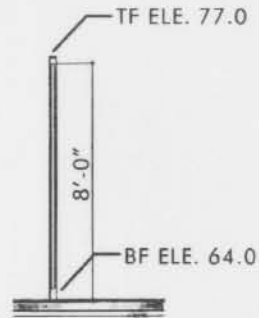


ITE PLAN

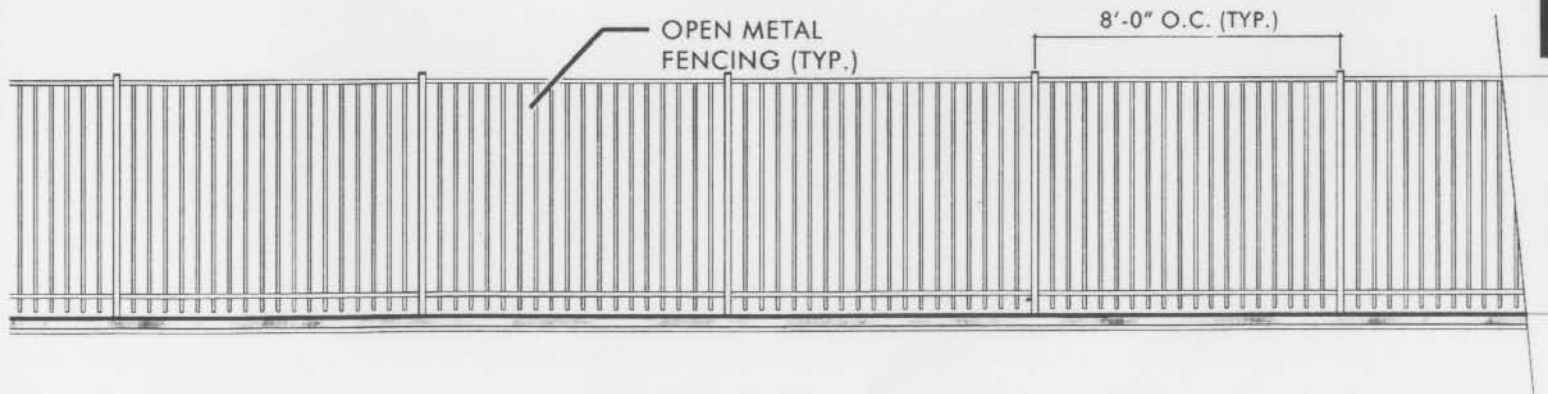
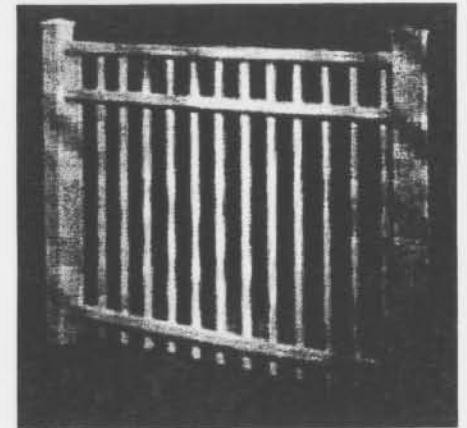
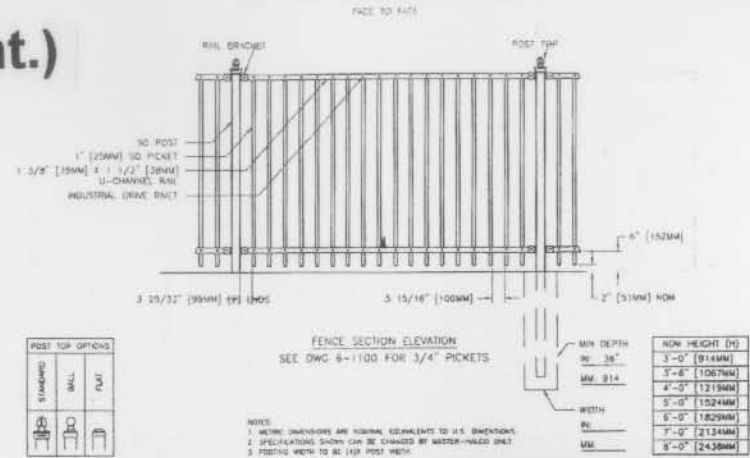


PROPOSED PLANTING ON
2:1 SLOPE -
'COTONEASTER DAMMERI

ATTACH. 1 (Cont.)

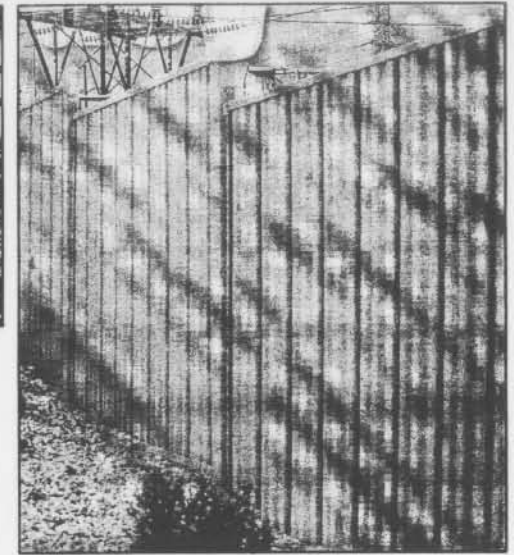
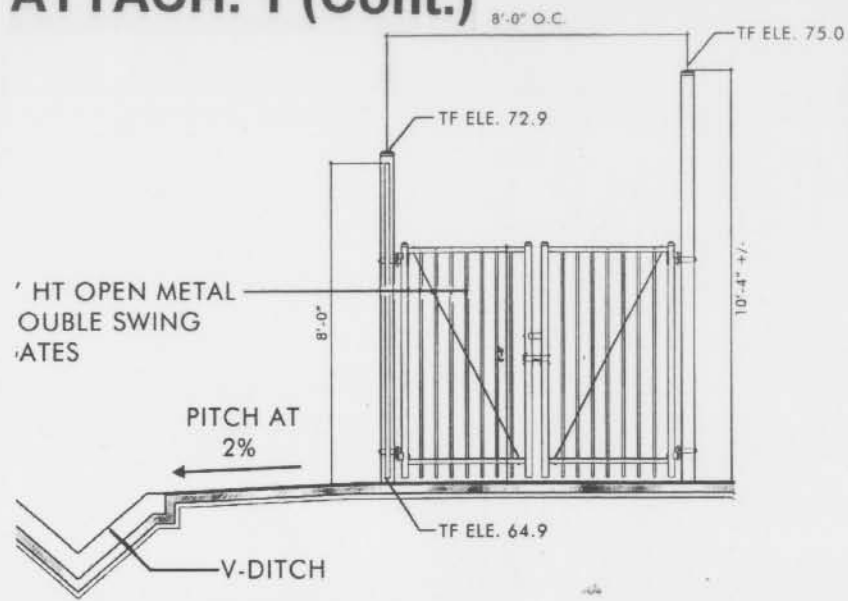


SECTION/ELEVATION
N.T.S



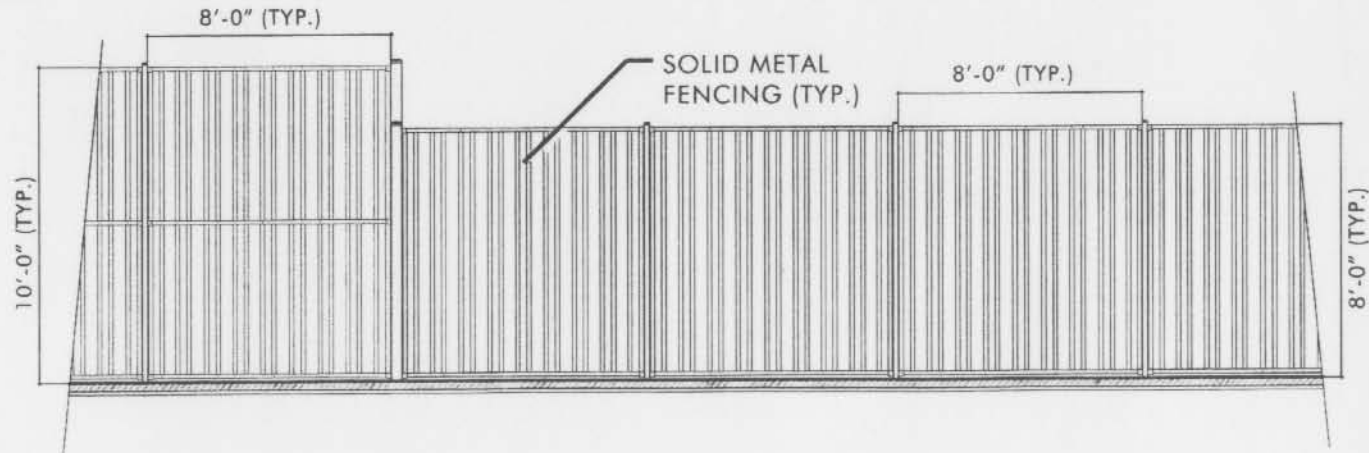
NORTH BOUNDARY

ATTACH. 1 (Cont.)



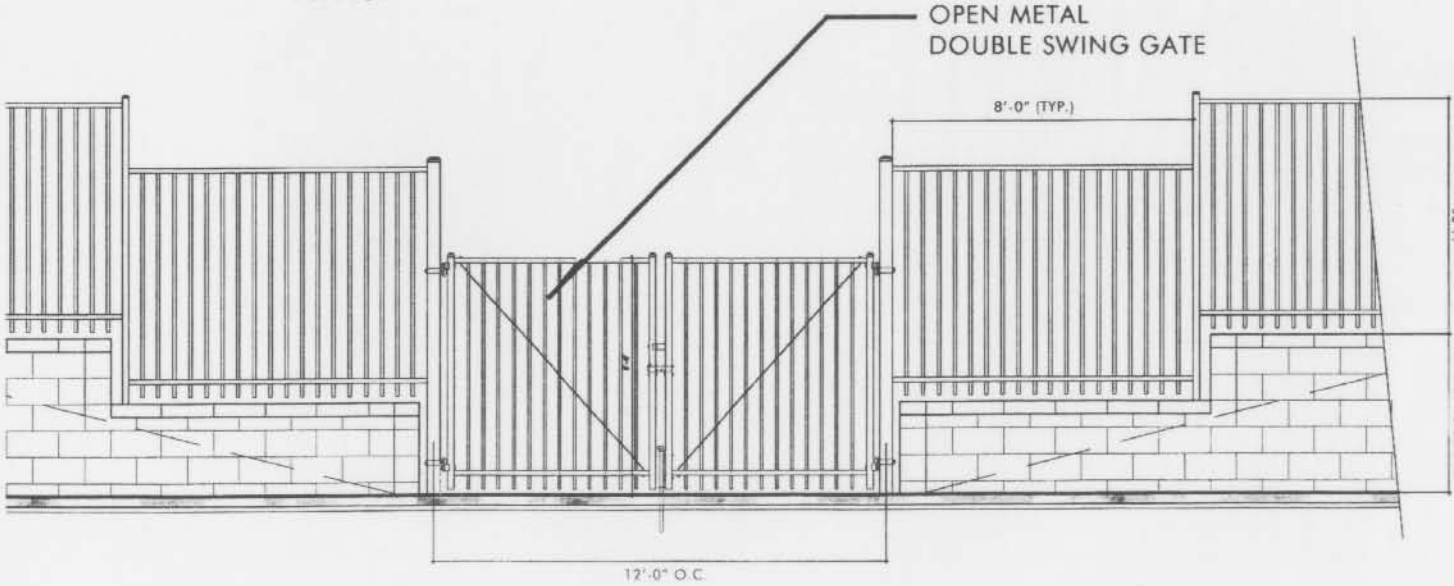
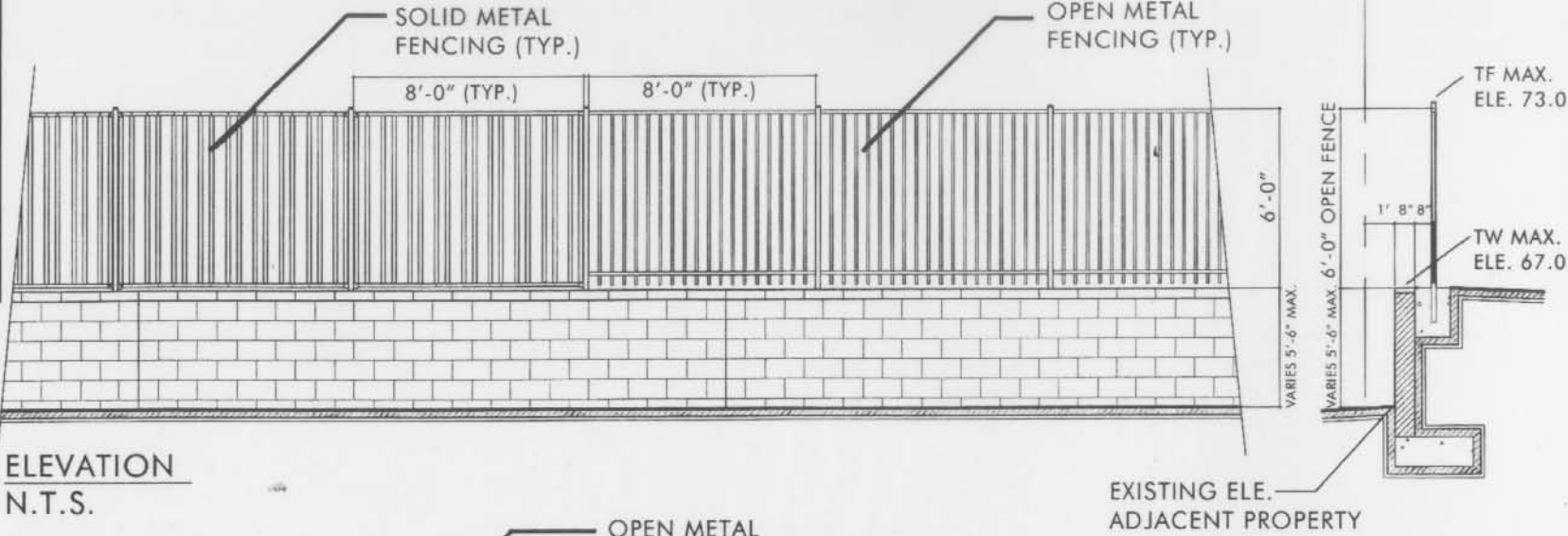
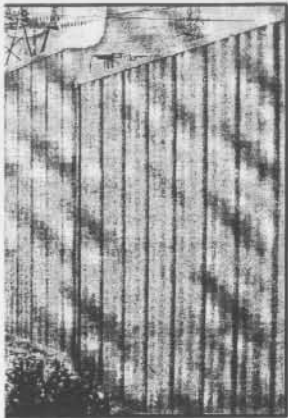
BOUGAINVILLEA TO CLIMB AND SPREAD IN DESIRED AREA BEHIND FENCING

SECTION / ELEVATION
S

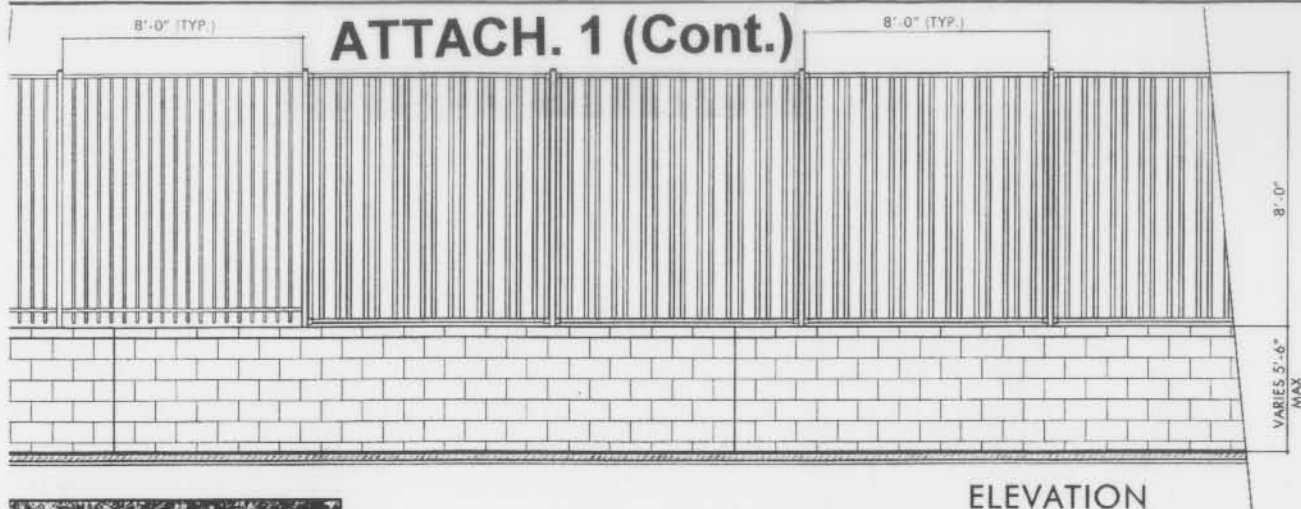


EAST BOUNDARY

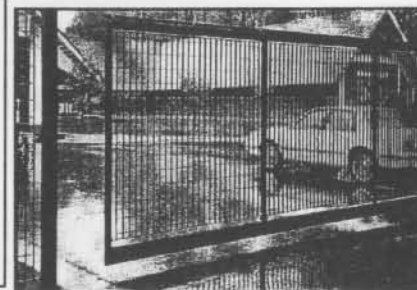
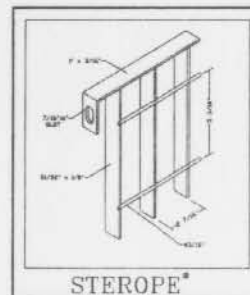
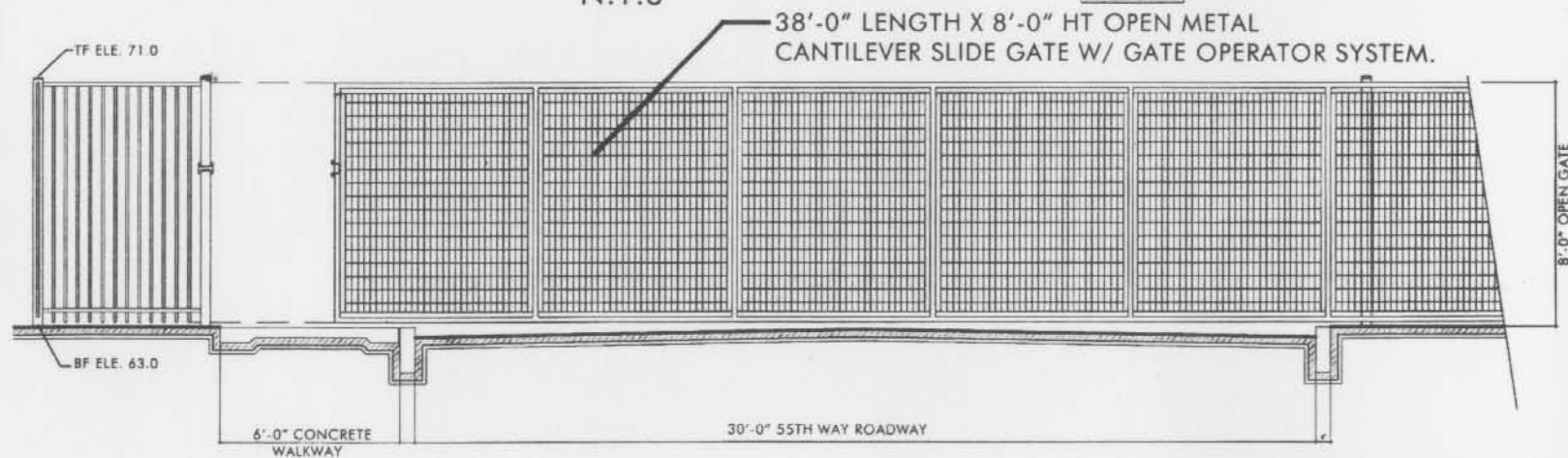
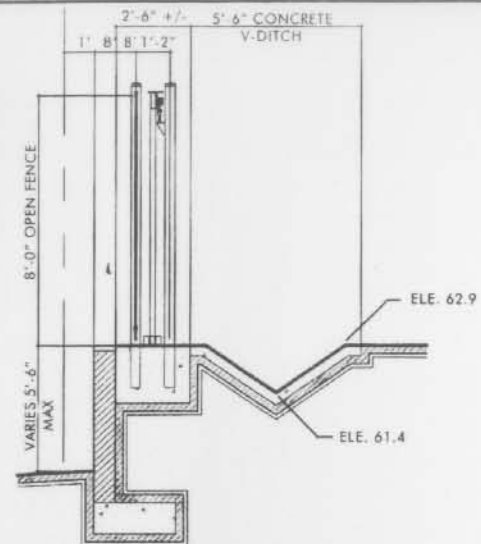
ATTACH. 1 (Cont.)



SOUTH BOUNDARY



**ELEVATION
N.T.S**



WEST BOUNDARY

[illegible]

DATE	TIME
CHECKED	
DATE	
SCALE	
JOB NO.	
SHEET	

1

1

Technical drawing of the rear view of the bench. Dimensions shown: 10" (backrest height), 4" (backrest thickness), 9" WAVE ACCENT (wave accent height), 10" (seat height), and 3" (base height). Callouts 1 and 2 point to the base and the seat respectively.

10'-0" OVERALL MONUMENT WIDTH

② 1/8" THICK ARISTECH ACRYLICS
#9608 TAHOE.

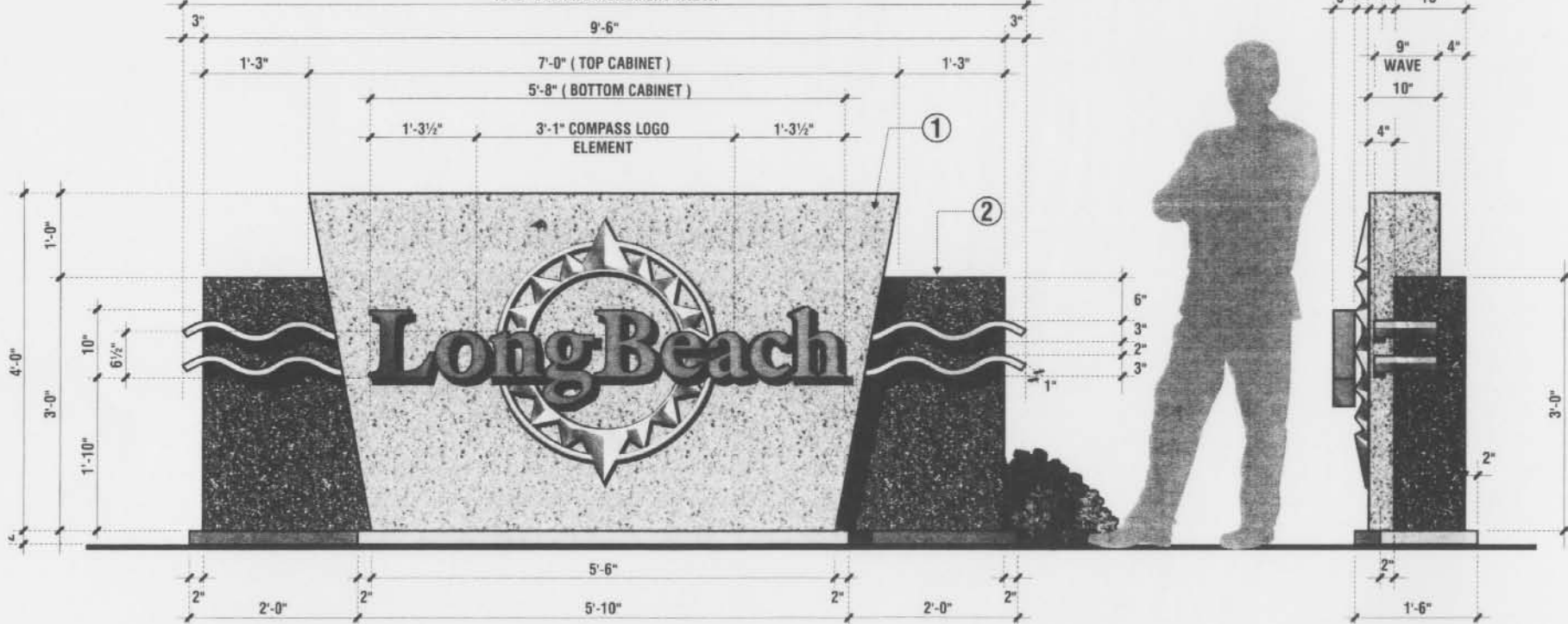


www.superiorsigns.com
design@superiorsigns.com

Address:
Long Beach, CA

Revisions:
PL REVISED ATTACHMENT
DETAIL (10.0)

© SEA 2002

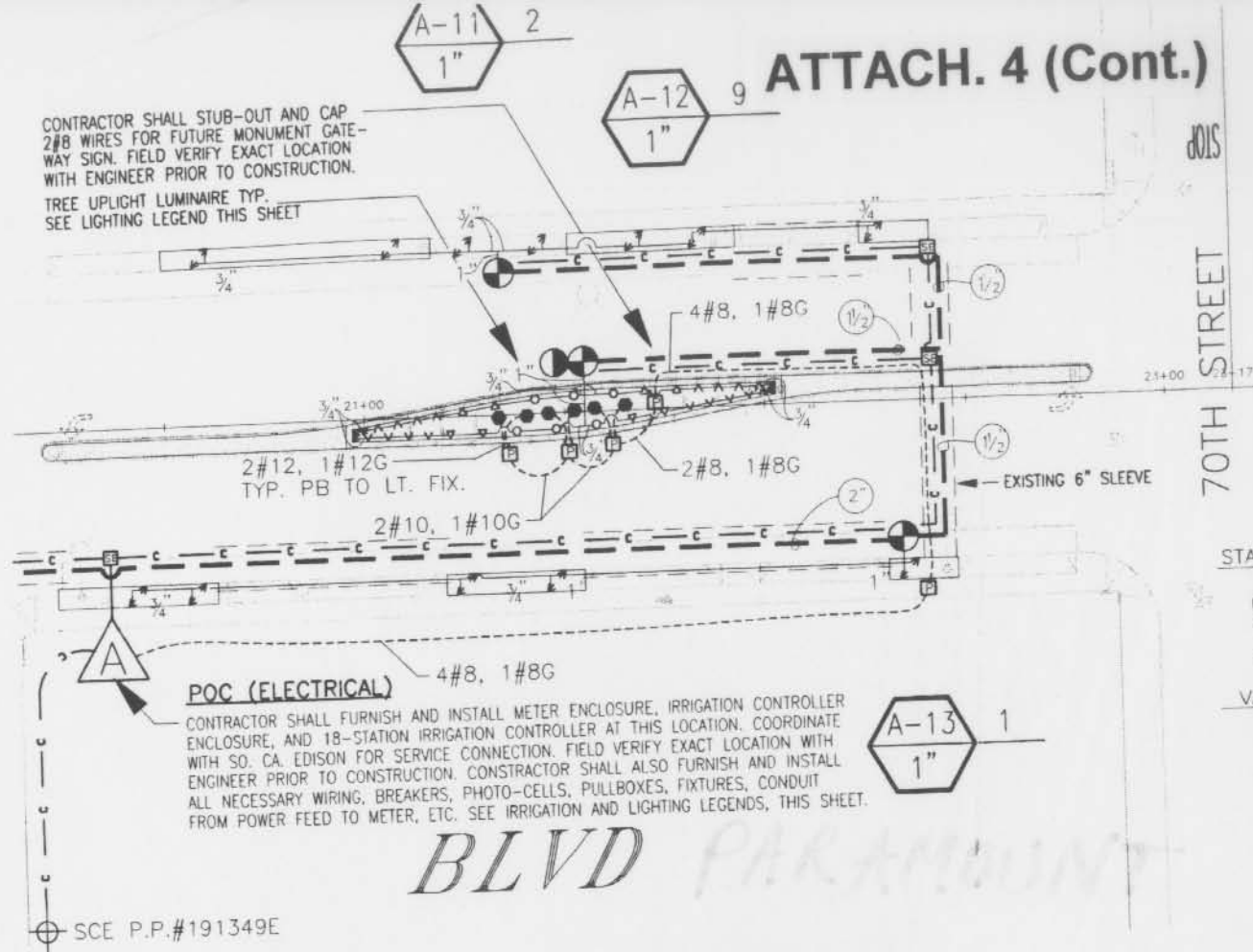


A SIGN END DETAIL

A SIGN ELEVATION / MANUFACTURE & INSTALL TWO (2) S/F ILLUMINATED GATEWAY SIGNS
SCALE: 3/4" = 1'-0"

- NOTE: ADDITIONAL PLANTER-LOCATED FLOOD LAMPS MAY BE DESIRED TO ILLUMINATE EXTERIOR OF MONUMENT STRUCTURE (NOT IN CONTRACT)

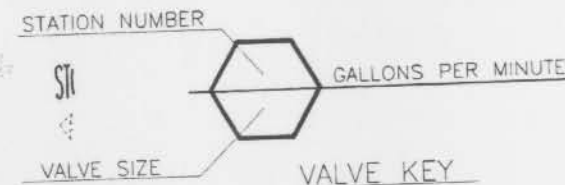
CONTRACTOR SHALL STUB-OUT AND CAP
2#8 WIRES FOR FUTURE MONUMENT GATE-
WAY SIGN. FIELD VERIFY EXACT LOCATION
WITH ENGINEER PRIOR TO CONSTRUCTION.
TREE UPLIGHT LUMINAIRE TYP.
SEE LIGHTING LEGEND THIS SHEET



CONDUIT SIZE	MAX. NO. OF WIRES # 14 AWG
1/2"	2
3/4"	4
1"	6
1 1/4 "	10
1 1/2 "	14
2"	25

PIPING SCHEDULE
MINIMUM PIPE
HEAD CONNECT
FOR ALL PIPE
USE THE FOLLOWING
G.P.M. DEMAND
0-8
8-12
12-22
22-30
30-50
51-70

SCH 40 PVC
CLASS 315 F



IRRIGATION NOT

1. ALL MAINLINE, LATERALS UNDER PAVED AREAS SHALL COORDINATE WITH
2. IRRIGATION LAYOUT IS ALL PIPE AND VALVES IN PLANTING AREAS UN
3. PRECISE LOCATION OF NOZZLE TYPES SHALL I ENGINEER. CONTRACTOR AS DIRECTED BY THE E COVERAGE, INCLUDING ADDITIONAL COST TO T
4. CONTRACTOR SHALL NC IRRIGATION SYSTEM, NO INOPERABLE FOR MORE
5. CONTRACTOR SHALL RE AFFECTED BY THE NEW
6. CONTRACTOR SHALL FILL ALL IRRIGATION COMPO TO, VALVES, PIPING, W START OF CONSTRUCTI
7. IN AREAS AFFECTED B CONTRACTOR SHALL AF IN PLACE, AND SURRE COMPONENTS THAT AF

WORST CASE PRESSURE CALCULATION

6.0 GPM @ STATION A-1	
NEW 1 1/2" METER	0.4
NEW 2" BACKFLOW PREVENTER	3.0
GATE VALVE	2.0
400' OF 1 1/2" MAINLINE	0.6
465' OF 2" MAINLINE	0.3
1" CONTROL VALVE	4.0
310' OF LATERAL LINE	9.4
2.5% ELEVATION INCREASE	0.0

UIT INSTALLATION NOTE:



ADJACENT SITE:
EXISTING USE: PETROLEUM REFINERY
STORAGE TANKS- NO BUILDINGS



1. THE PROJECT SITE
REQUIRED OR PROPOSED
2. NO SIGN PROGRAM
APPROVAL BY OTHER
3. NO EXISTING LAND
4. ALL LIGHTING IS
ELEVATIONS FOR LIGHT
5. NO TOPOGRAPHIC

ZONING: IG
ASSESSORS PARCEL NUM:
LEGAL DESCRIPTION:

THAT PORTION OF PARCE
148, PAGES 30 THROUGH
COUNTY OF LOS ANGELES

ADDRESS: 2451 SOUTH I
BUILDING OCCUPANCY: I
TYPE OF CONSTRUCTION:

BUILDING AREA: 40,571
MAXIMUM ALLOWABLE LOT
PAVED/PARKING LOT AREA
LANDSCAPE AREA: 3,500

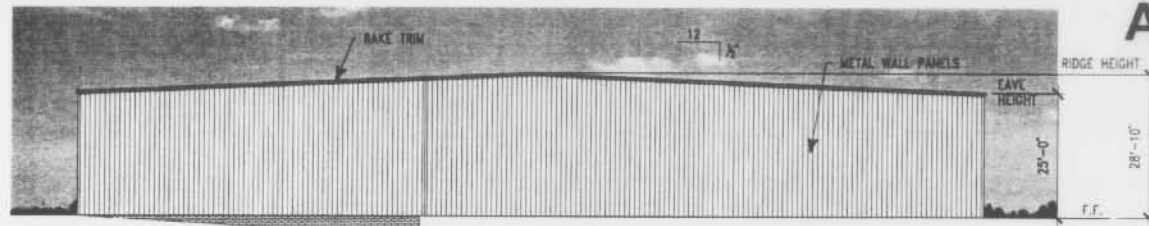
MAXIMUM ALLOWABLE AR
12,000 SQ. FT. X
13' X 1.25 = 13.7

MAXIMUM ALLOWABLE BU
ACTUAL BUILDING HETS

WAREHOUSE: 1 SPACE #
40,975 SQ.FT./1.
PARKING PROVIDED: 57
01
09
11

LOADING SPACES REQUI
LOADING SPACES PROVI

ATTACH. 5 (Cont.)

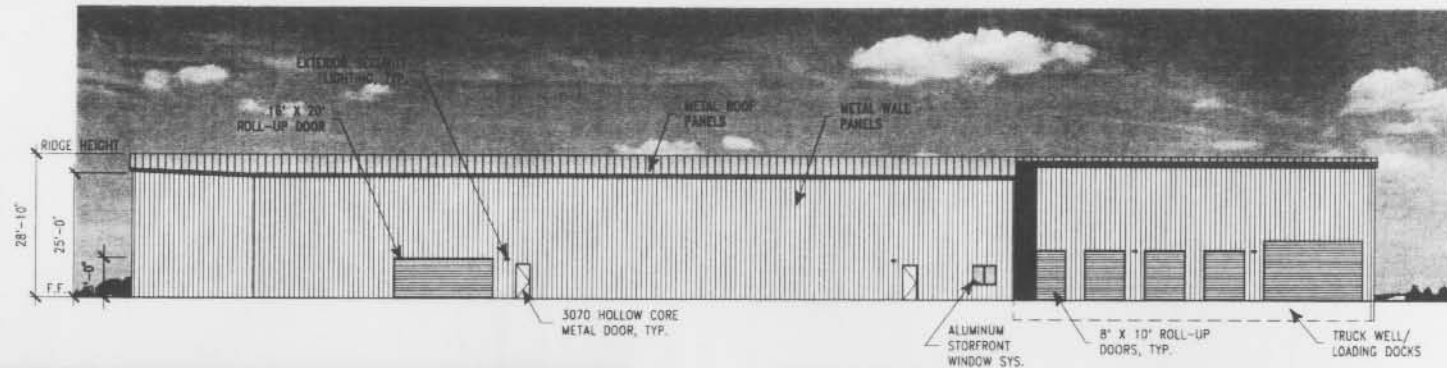


SOUTH ELEVATION

SCALE 3/32"=1'-0"

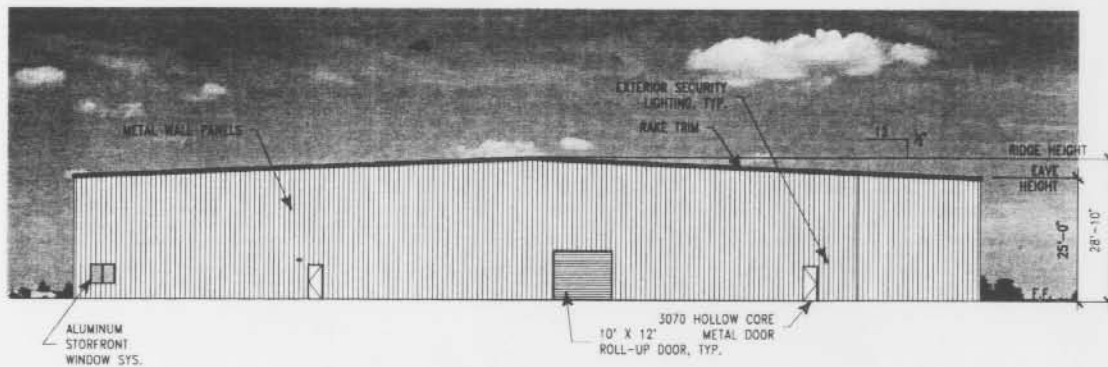
FINISH/COLOR SCHEDULE:

METAL ROOF PANELS: A.B.C. GALVALUM FINISH
METAL WALL PANELS: A.B.C. PREMIUM 70 PLUS "REGAL WHITE"
EAVE/RAKE TRIM: A.B.C. PREMIUM 70 PLUS "PEARL GRAY"
MAN/ROLL-UP DOORS: PAINT TO MATCH "REGAL WHITE"



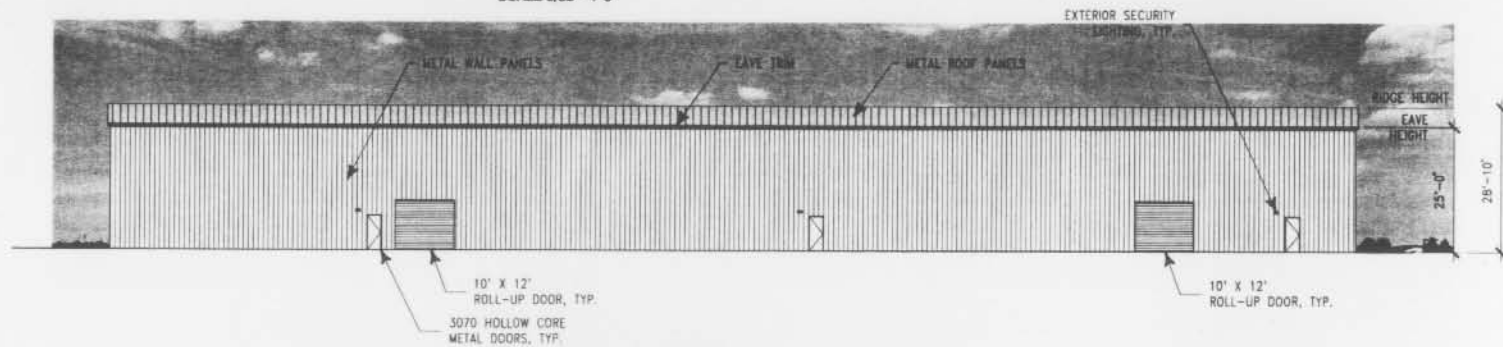
WEST ELEVATION

SCALE 3/32"=1'-0"



EAST ELEVATION

SCALE 3/32"=1'-0"



NORTH ELEVATION

SCALE 3/32"=1'-0"

NO.	DESCRIPTION	DATE
1		
2		
3		
4		
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ELEVATIONS

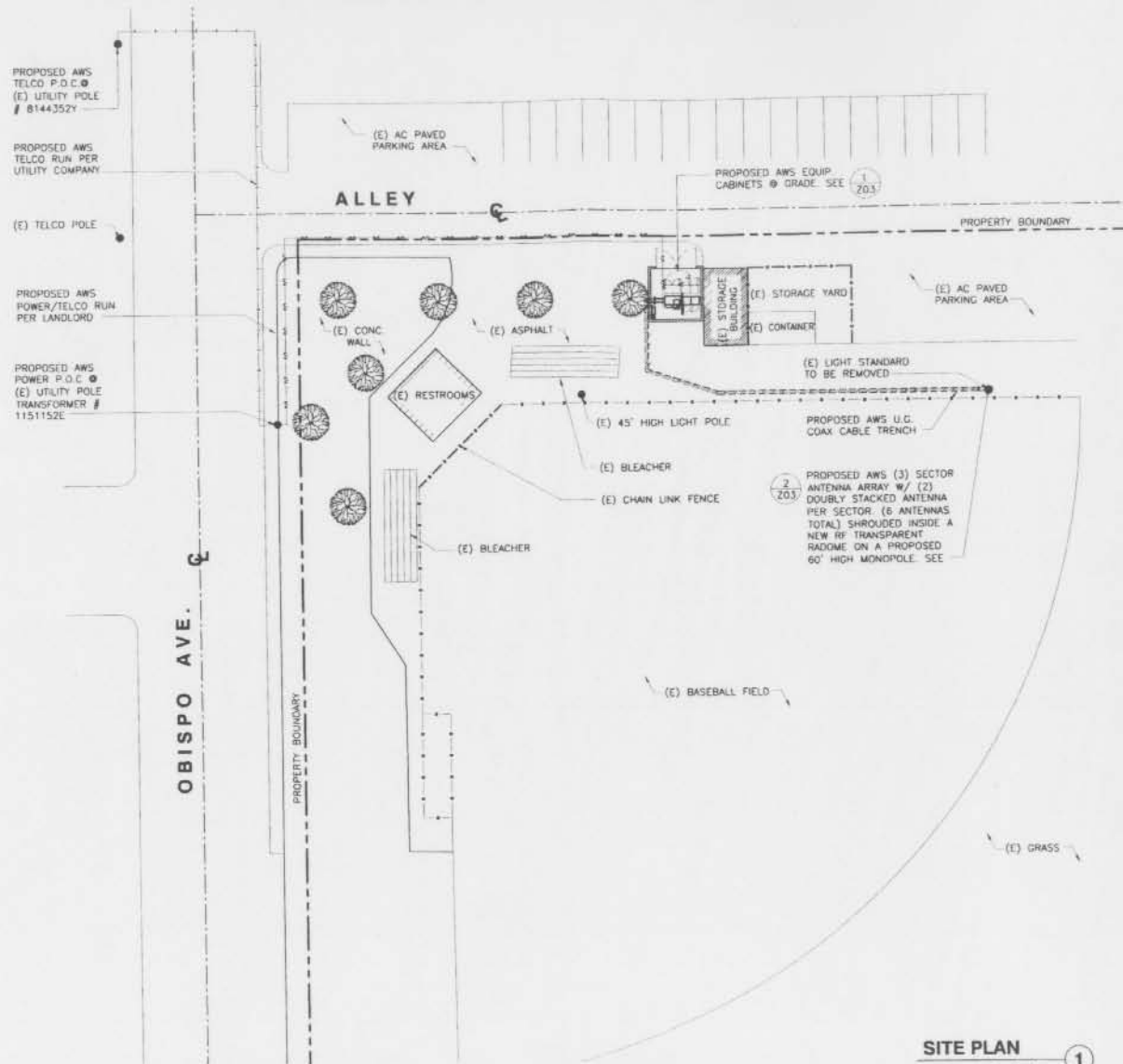
BARBARA GIBSON
4181 E. 7TH AVE.
TAMPA, FL 33606

NEW HANDBOOK BUILDING
3001 ROUTE 100 STREET
LOS ANGELES, CA 90008

REVISION	DATE	BY
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

AS NOTED
JOB NO.
CDB-194
SHEET
A-2

ATTACHMENT 6



SITE PLAN

SCALE: 1/16"=1'-0"

1

0' 4' 8' 16' 32'
SCALE: 1/8"=1'-0"



Velocitel

ARCHITECTURE AND ENGINEERING DIVISION
1801 17TH AVENUE, SUITE 200
IRVINE, CA 92614
(949) 450-0000 FAX
(949) 450-0001 or 1-800-450-0001
WWW.VELOCITEL.COM

**RAMONA PARK (LONG BEACH
CITY PARKS AND RECREATION)
SITE NO. LSANCA0185C**

3301 E. 65TH STREET
LONG BEACH, CA 90805



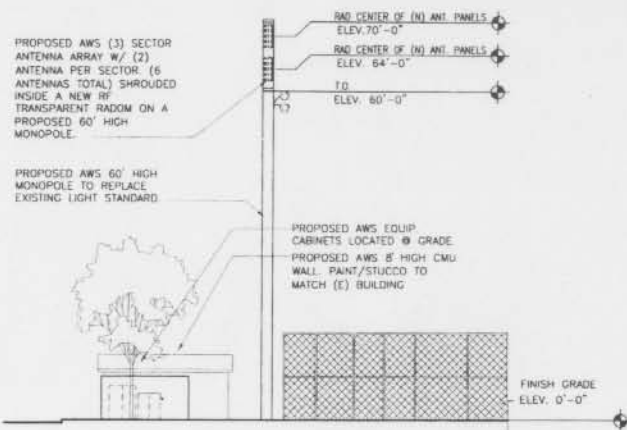
AT&T WIRELESS SERVICES
11900 PARK PLAZA DRIVE
CERRITOS, CA 90503

NO.	DATE	ISSUE FOR REVIEW AND COMMENTS	BY	CHK	APP'D
A	11/09/04	ISSUE FOR REVIEW AND COMMENTS	JM	JAR	JA
		REVISIONS	BY	CHK	APP'D
SCALE: AS SHOWN		DESIGNED: JAR	DRAWN: JM		

SITE PLAN

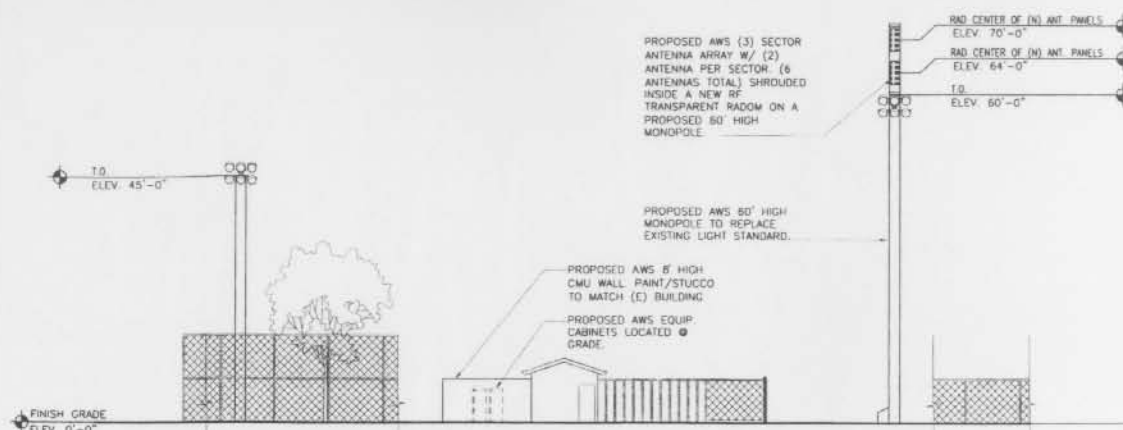
PROJECT NO.	DRAWING NUMBER	REV.
24897-511	A-LSANCA0185C- Z02	A

ATTACH. 6 (Cont.)



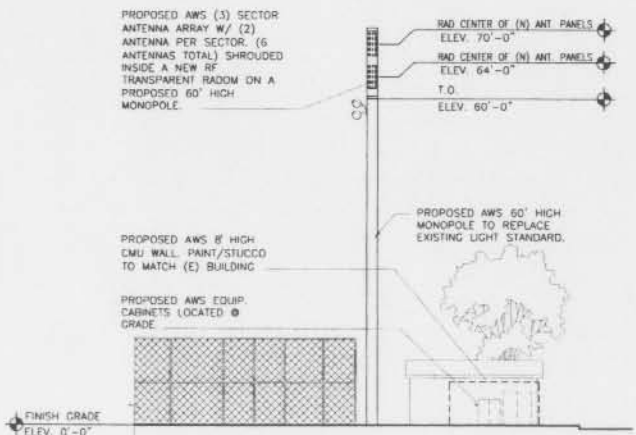
WEST ELEVATION

SCALE: 3/32"=1'-0"



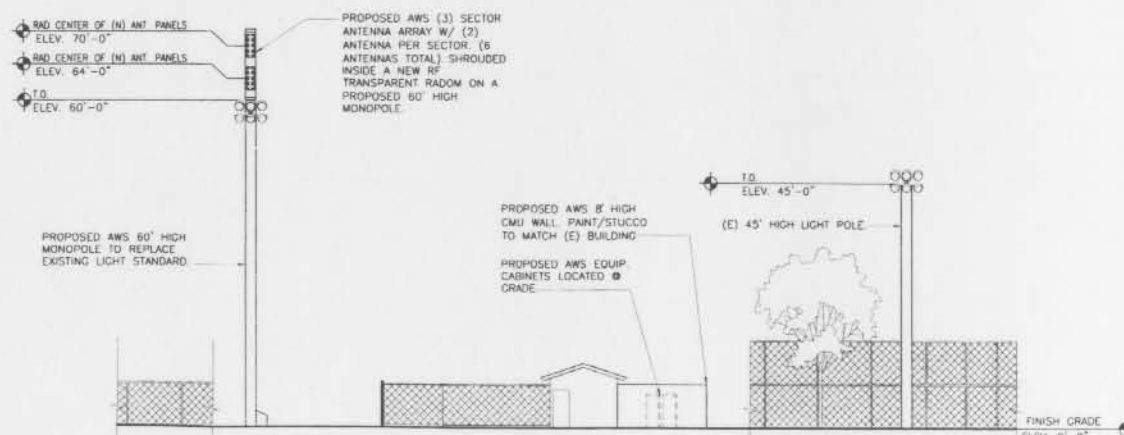
SOUTH ELEVATION

SCALE: 3/32"=1'-0"



EAST ELEVATION

SCALE: 3/32"=1'-0"



NORTH ELEVATION

SCALE: 3/32"=1'-0"

Velocitel

ARCHITECTURE AND ENGINEERING DIVISION
18011 PICO AVENUE, SUITE 100
PICO, CA 90669
(310) 554-0000
FAX (310) 554-0001
WWW.VELOCITEL.COM

RAMONA PARK (LONG BEACH
CITY PARKS AND RECREATION)
SITE NO. L5ANCA0185C

3301 E. 65TH STREET
LONG BEACH, CA 90805

AT&T

AT&T WIRELESS SERVICES
12900 PAVAN PLAZA DRIVE
CORRITOS, CA 90703

NO.	DATE	ISSUE FOR REVIEW AND COMMENTS	BY	CHK	APP'D
1	11/08/04	ISSUE FOR REVIEW AND COMMENTS	JM	JAR	JR
2					
3					
4					
5					
6					
7					
8					
9					
10					

SCALE: AS SHOWN DESIGNED: JAR DRAWN: JM

ELEVATIONS

PROJECT NO.	DRAWING NUMBER	REV
24897-511	A-L5ANCA0185C - Z04	A



AT&T

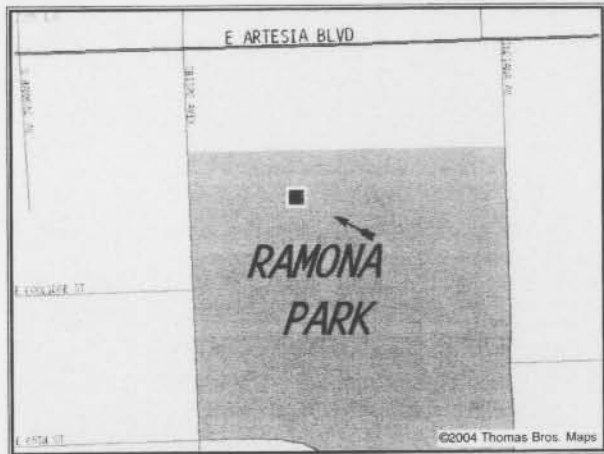
950-005-2880

ATTACH. 6 (Cont.)

RAMONA PARK

3301 EAST 65TH STREET LONG BEACH, CA 90805

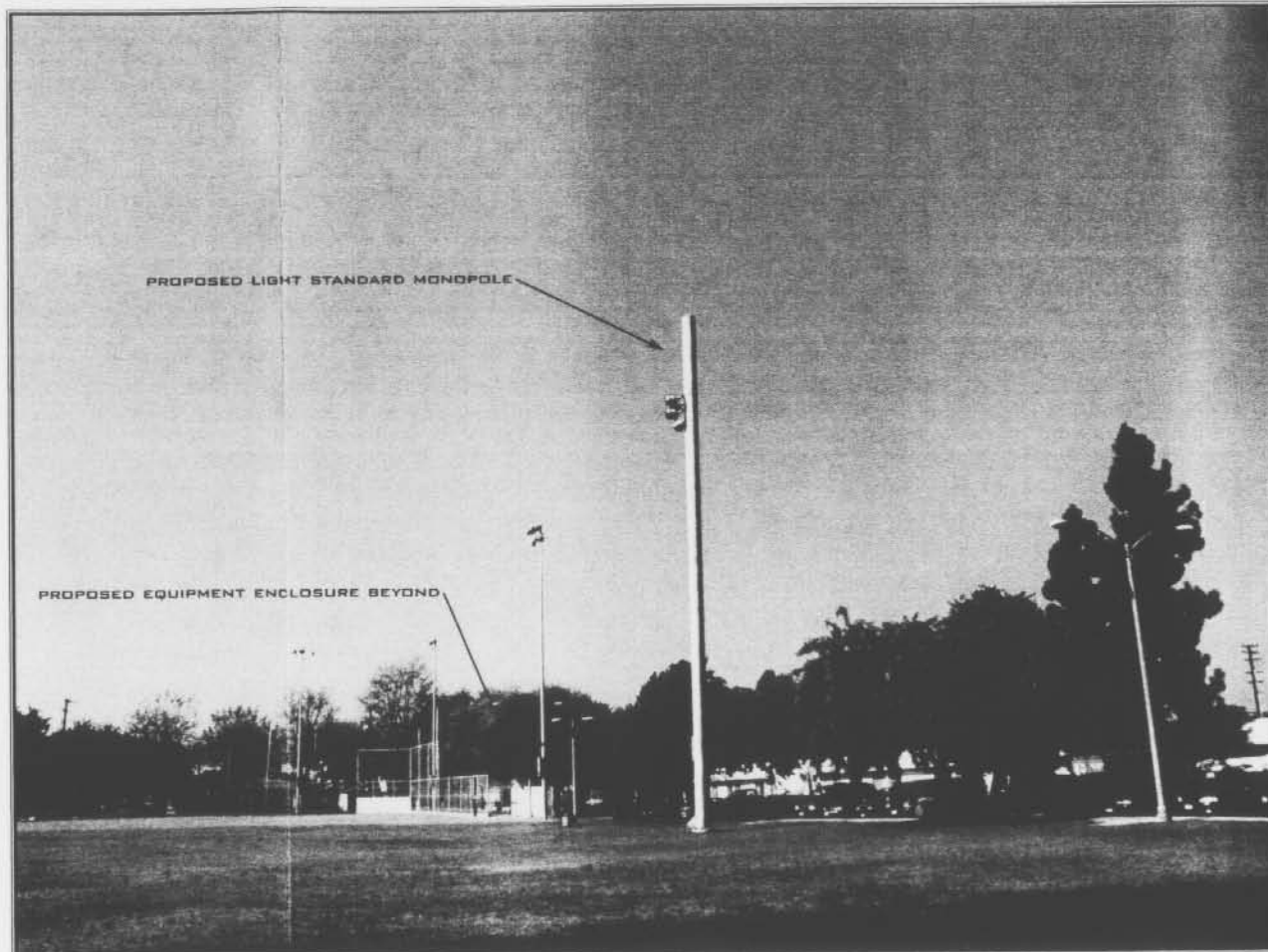
LOCATION



VIEW 2



EXISTING



PROPOSED - LOOKING NORTHWEST FROM TENNIS COURT

ARTISTIC
ENGINEERING
(714) 680-31

ARTISTIC ENGINEERING WARRANTS THAT THIS PHOTO SIMULATION IS AN ACCURATE REPRESENTATION OF THE SITE BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT

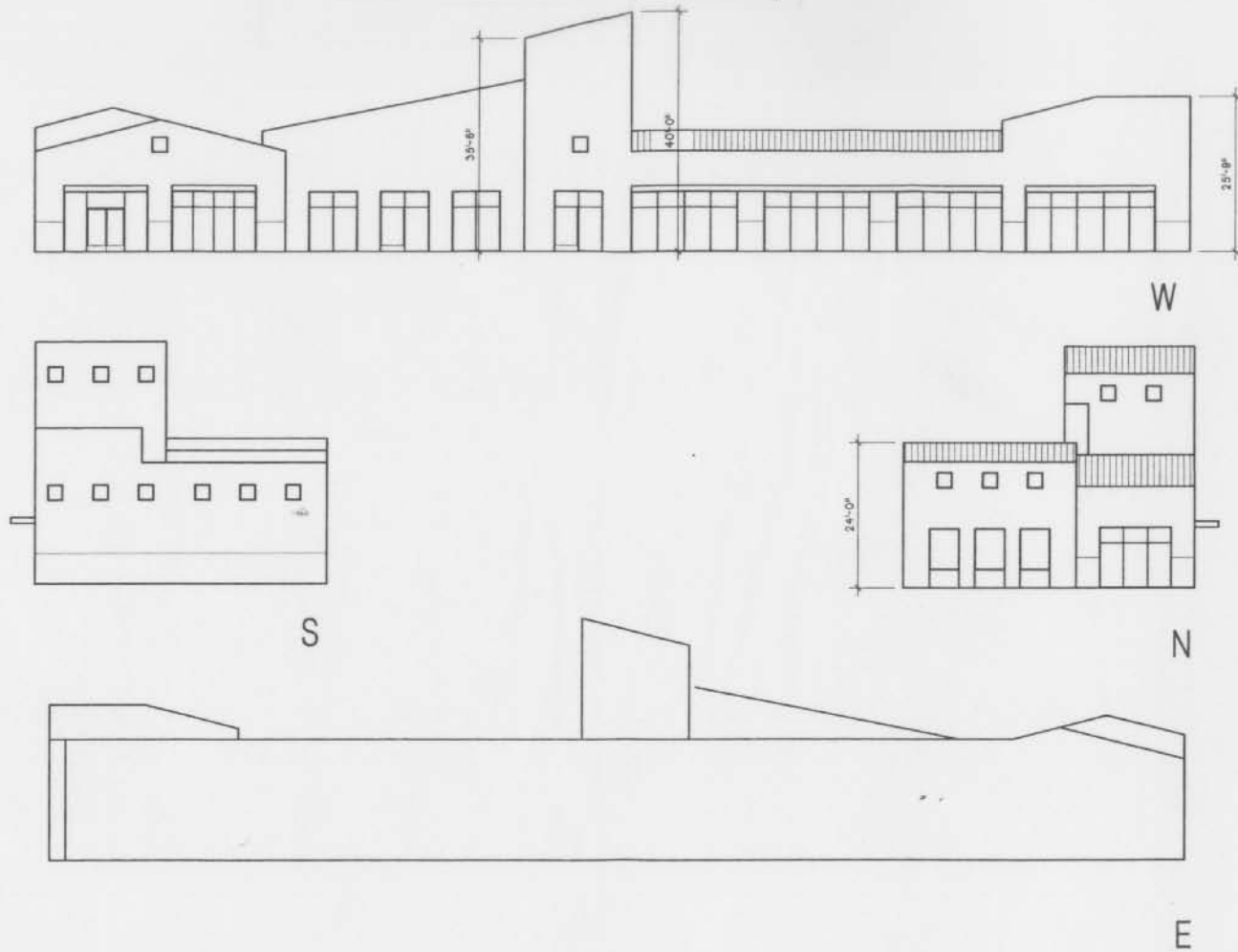
[illegible]

SITE AREA	26,250 SF
BUILDING AREA	
GROSS SF	8,525 SF
NET RENTABLE	7,736 SF
SITE COVERAGE	32%
PARKING REQUIRED	39 PARKING SPACES
PARKING PROVIDED	39 PARKING SPACES

$$1'' = 20'$$


6580-98 ATLANTIC AVE.
LONG BEACH, CA.

ATTACH. 8 (Cont.)

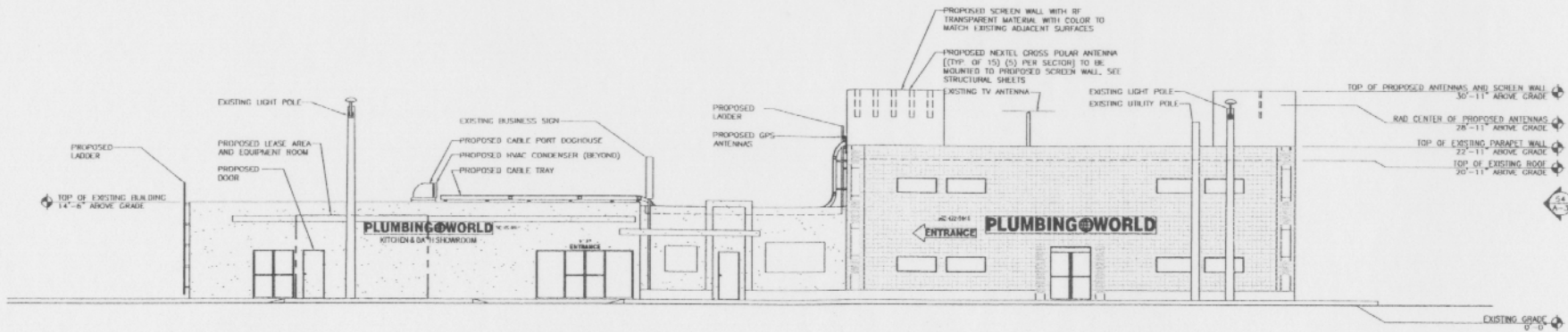


BUILDING ELEVATIONS

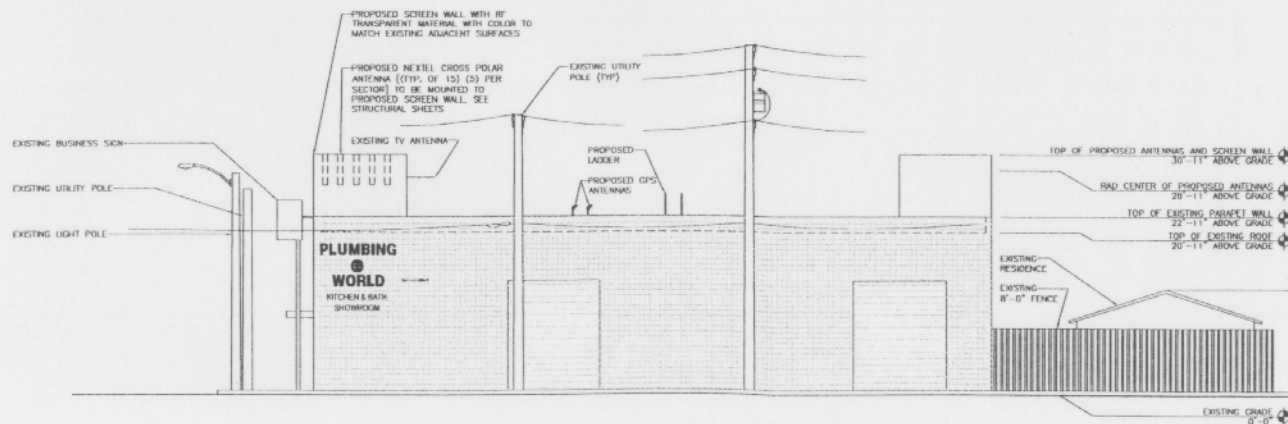
1"=20'

ATTACHMENT 9

NOTE:
PAINT TO MATCH EXISTING
ADJACENT SURFACES ALL
PROPOSED EXTERIOR LADDERS,
CABLE TRAYS, DOORHOUSE, AND
HVAC UNITS.



52 WEST ELEVATION
SCALE: 1/8"=1'-0"



54 SOUTH ELEVATION
SCALE: 1/8"=1'-0"

DATE: 8/16/04

ARCHITECT: J. ANDERSEN

DRAWN BY: RC

CHECKED BY:

REVISIONS

REV	DATE	DESCRIPTION	BY
1			
2			
3			

PROPRIETARY INFORMATION:
THE INFORMATION CONTAINED HEREIN IS THE
CONFIDENTIAL PROPERTY OF THE ARCHITECT.
IT IS NOT TO BE REPRODUCED OR TRANSMITTED
IN ANY FORM OR BY ANY MEANS, ELECTRONIC
OR MECHANICAL, INCLUDING PHOTOCOPYING,
RECORDING, OR BY ANY INFORMATION STORAGE
AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN
PERMISSION OF THE ARCHITECT.

CLIENT:

NEXTEL
NEXTEL COMMUNICATIONS, INC.
17223 DEBRAN AVE.
BRYNE, CA 92014
PHONE: (714) 982-2300
FAX: (714) 982-2313

PROJECT MANAGER:

ARCHITECT:
OMNI
ARCHITECTURAL CONSULTANTS, INC.
1001 JEFFERSON AVE.
SUITE 100
SAN JOSE, CA 95128
PHONE: (408) 944-4400
FAX: (408) 944-4401
WWW.OMNIARCHITECTS.COM

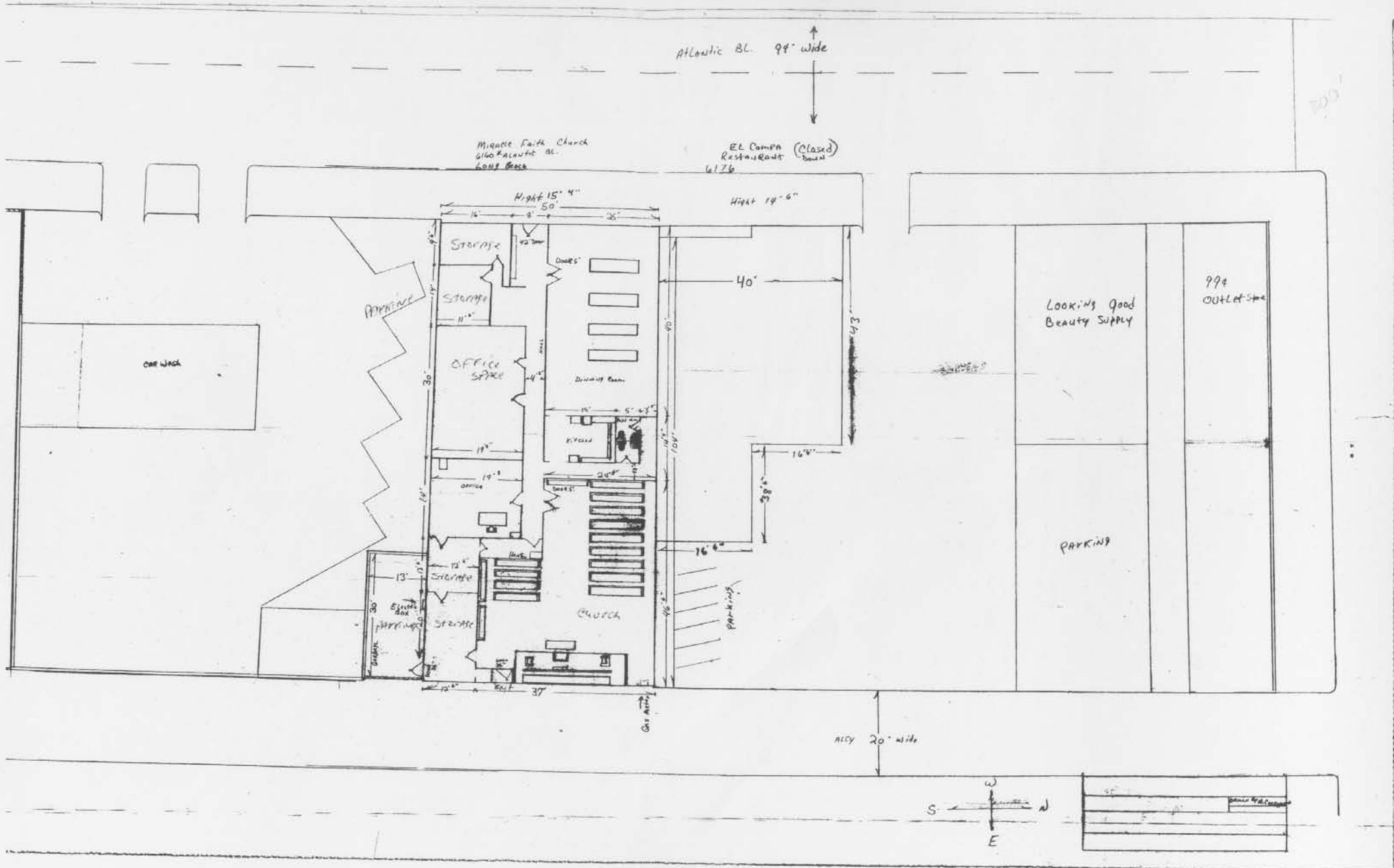
CONSULTANT:

SITE:

SITE NUMBER:
CA-6380-A
USE THE
ROOF MOUNT

LOCATION:
1117
6152 CHERRY AVE.
LONG BEACH, CA 90805
APPROX. TYPE: CLIP
TITLE:
ELEVATIONS

SHEET NUMBER:
A-3





Community Code Enforcement

Alley Lighting

The street lighting systems in the City of Long Beach were typically installed with the original development of neighborhoods at the expense of the developer or through assessment district financing. Alley lighting systems were not required.

Dimly lit alleys can cause problems for residents and the police, and also increase illegal loitering and criminal activity on or around your property. While the City does not provide alley lighting, there are several options available to increase light levels in alleys.

1. Customer-Owned and Maintained Lighting

Probably the most economical long-term option is customer-owned lighting installed on your own building/residence. Lighting controlled via motion sensor saves money by using light only when it is required and can serve as a deterrent for illegal alley activity.

For a small number of lights, you can usually add the fixtures by utilizing your existing electrical system and realize only a very small increase on your monthly electric bill. For a large number of lights, Southern California Edison (SCE) offers a reduced outdoor lighting rate (AL-1/AL-2) for separately metered lighting systems controlled for dusk to dawn operation.

2. Utility-Owned and Maintained Lighting

SCE may be able to install light fixtures on existing SCE utility poles in alleys. Installation is subject to field conditions meeting certain requirements specified in the applicable streetlight tariff.

If installation of a streetlight in the alley is feasible, SCE requires the following:

- Minimum three (3) year contract
- Advance payment for approximately one (1) year of services
- Absolving Agreement (which allows SCE to suspend service based on reported problems with the lighting)

If you would like more information about these alley lighting options, please contact the Edison Service Planning Department at (562) 981-8237 and ask to speak with the Service Planner who works with your Long Beach neighborhood.

3. Neighborhood-Owned and Maintained Lighting

The City of Long Beach will work with neighborhood groups who wish to pay for a new lighting system by assessment. This option, which is the most expensive method of providing new lighting, requires the approval of over 50% of the property owners in the proposed lighting district. New system and annual lighting costs are assessed to the property owners and paid along with County property taxes. For further information, please contact Sue Castillo, City of Long Beach Construction Services Bureau, at (562) 570-6996.